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Laventhol & Horwath
Certified Public Accountants

B 5050-4

NATIONAL TREND OF BUSINESS
Lodging Industry

A SERVICE TO THE CLIENTS OF LAVENTHOL & HORWATH

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FEBRUARY 1987 COMPARED WITH FEBRUARY 1986

OCCUPANCY RATES INCREASE FOURTH STRAIGHT MONTH

For the fourth consecutive month, occupancy rates rose to surpass the comparable month of last year as the occupancy rate for February, reported at 67.2 percent, increased 3.1 percent over February of last year. This recent surge in occupancies is led primarily by the western part of the United States, as the region posted a 5.3 percent increase over the previous February. The other three regions of the country indicate moderate gains from February of last year. The year-to-date national rate stands at 61.6 percent, an increase of 2.0 percent over the first two months of 1986.

The average daily rate for a room during February was $70.08, an increase of 3.6 percent from a year ago. The Northeast region continues to have the highest regional average rate of $99.88, while the North Central region reported the lowest regional average rate of $51.89. Nationally, the year-to-date room rate of $68.57 is 4.0 percent above the comparable 1986 level.

Total sales during February rose 6.8 percent for all lodging establishments, while room sales increased 8.1 percent compared with February of last year. Year-to-date total sales are 6.5 percent higher than during the same period of 1986.

Food and beverage operations showed a 0.3 percent decline in the number of covers served for February, as well as a decrease in F&B sales per occupied room. Year-to-date covers through February are up 0.1 percent from one year ago.

We are pleased to announce the printing of the first annual edition of *HOTEL & TOURISM INSIGHT 1987*. This publication presents a qualitative overview on international travel and tourism expectations for the coming year, and what impact these trends will have on the hotel industry. For a copy of this informative report, please contact Laventhol & Horwath's Publications Department at the above address.

	Projections	Actual Last Year
APRIL 1987	67-69%	67.0%
MAY 1987	64-66%	64.9%
JUNE 1987	68-70%	68.8%

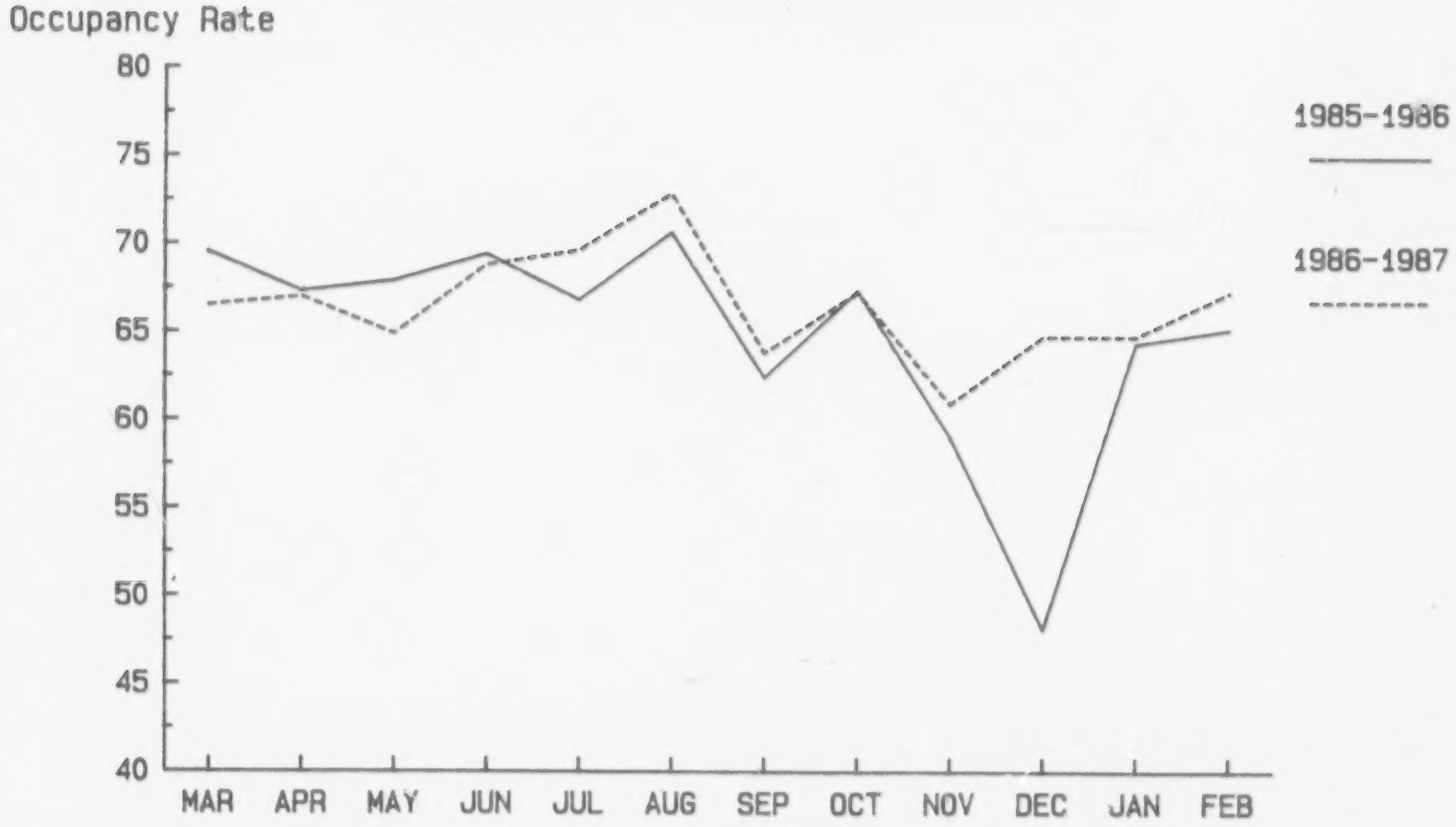
SEASONALLY ADJUSTED OCCUPANCY RATES FOR THE MAJOR CLASSIFICATIONS

	This Month	Percentage Changes*
TOTAL U.S.A.	66.7%	2.3%
AFFILIATION:		
Chain	66.7	1.7
Independent	69.5	6.8
CENSUS REGION:		
Northeast	60.3	-19.1
North Central	50.9	-16.7
South	72.8	19.5
West	71.3	3.8
CENSUS DIVISION:		
New England	50.3	-27.8
Middle Atlantic	63.8	-15.6
South Atlantic	89.9	28.8
East North Central	53.2	-12.1
East South Central	40.7	-29.5
West North Central	45.6	-25.5
West South Central	57.6	12.1
Mountain	60.0	9.7
West	75.8	4.1
LOCATION:		
Center City	59.8	-9.0
Suburban	60.1	0.8
Airport	77.7	19.2
Highway	65.0	-5.1
Resort	86.0	23.0
SIZE:		
Under 150 rooms	61.6	-5.5
150 to 299 rooms	66.0	4.8
300 to 600 rooms	69.1	8.1
Over 600 rooms	70.6	-4.3
TYPE:		
Hotel	68.8	1.6
Motor Hotel	65.0	4.8
Economy	53.7	-17.3

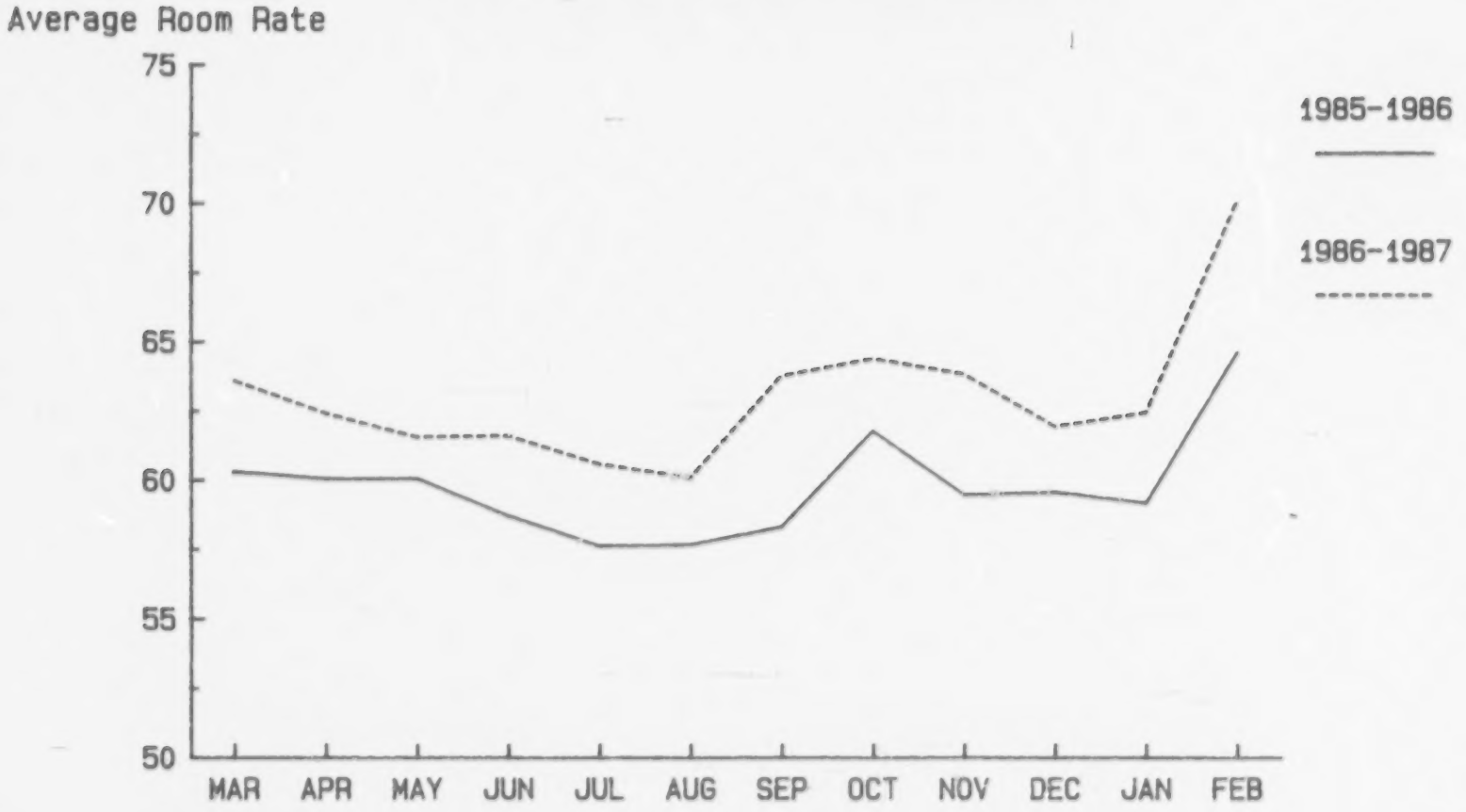
* FROM PREVIOUS MONTH

John Krepelka, Consultant
Research and Development

NATIONAL OCCUPANCY RATE
MARCH 1985 - FEBRUARY 1986
MARCH 1986 - FEBRUARY 1987



NATIONAL AVERAGE ROOM RATE
MARCH 1985 - FEBRUARY 1986
MARCH 1986 - FEBRUARY 1987



ROOMS REPORT - FEBRUARY 1987 COMPARED WITH FEBRUARY 1986

	OCCUPANCY PERCENT		DOUBLE OCCUPANCY PERCENT		ROOM SALES PER OCCUPIED ROOM		ROOM SALES PER GUEST		ROOMS PAYROLL PER OCCUPIED ROOM		ROOMS PAYROLL PERCENT OF ROOMS SALES	
	1987	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987	1986
TOTAL	67.2	65.2	53.2	51.2	$ 70.08	$ 67.62	$ 50.49	$ 49.67	$ 14.99	$ 14.66	19.3	19.6
REGION4:												
Northeast	67.8	65.7	36.3	35.4	$ 99.88	$ 95.14	$ 75.95	$ 72.58	$ 24.50	$ 23.13	23.9	23.8
North Central	56.2	55.3	31.8	32.9	51.89	49.47	41.84	39.79	12.12	11.87	21.1	21.6
South	69.2	67.8	70.5	65.8	68.07	66.00	44.80	44.92	12.40	12.34	16.1	16.4
West	69.6	66.1	44.6	44.5	67.11	65.05	51.04	50.14	14.33	14.30	20.3	21.2
REGION9:												
New England	60.5	56.5	41.1	41.8	$ 72.81	$ 70.16	$ 51.94	$ 49.37	$ 17.51	$ 17.38	23.8	24.4
Middle Atlantic	70.0	68.4	35.3	34.2	106.79	101.24	80.89	77.27	26.25	24.48	24.0	23.7
South Atlantic	80.3	77.1	86.1	79.7	75.13	71.45	44.79	43.87	12.83	12.47	14.9	15.2
East North Central	58.4	57.6	31.7	32.8	54.56	51.55	44.28	41.69	12.09	11.64	20.0	20.4
East South Central	45.8	53.7	25.4	27.1	45.04	41.90	38.05	32.22	9.34	8.51	20.2	19.4
West North Central	50.4	49.0	32.5	33.2	43.49	42.81	30.98	30.81	12.21	12.63	25.2	26.4
West South Central	56.0	56.1	39.3	38.6	55.67	57.95	44.94	48.07	11.94	12.60	19.0	18.9
Mountain	57.8	56.1	37.5	35.7	51.52	49.66	41.21	42.53	11.27	11.66	19.8	21.1
Pacific	73.7	69.8	45.9	46.1	71.43	69.65	52.78	51.46	15.53	15.37	20.5	21.2
AFFILIATION:												
Chain	67.0	65.1	50.1	47.6	$ 67.91	$ 65.68	$ 49.89	$ 49.43	$ 14.52	$ 14.27	19.5	19.8
Independent	68.3	65.6	66.0	66.7	79.96	76.73	52.72	50.61	17.89	17.12	18.4	18.5
LOCATION:												
Center City	62.9	60.0	38.9	38.7	$ 82.77	$ 80.84	$ 64.19	$ 63.13	$ 19.37	$ 18.97	22.4	22.4
Suburban	61.0	60.5	40.1	41.4	58.77	57.18	43.36	41.53	11.55	11.61	18.7	19.2
Airport	74.5	72.6	30.0	27.5	57.63	56.71	45.95	47.01	11.04	10.98	18.3	19.1
Highway	65.7	65.0	70.4	61.9	45.84	44.63	29.12	30.16	10.32	10.28	20.9	21.2
Resort	78.6	75.2	96.3	93.2	94.11	88.55	53.76	50.91	15.06	14.29	14.1	14.3
SIZE:												
Under 150 Rooms	63.4	63.3	56.7	54.8	$ 47.62	$ 45.95	$ 33.67	$ 33.36	$ 12.32	$ 11.89	21.5	21.3
150 - 299 Rooms	65.0	63.4	50.8	48.1	59.78	58.16	41.76	41.46	12.55	12.62	19.5	20.2
300 - 600 Rooms	68.4	65.0	53.5	50.0	77.27	74.68	53.65	53.24	14.00	13.92	17.9	18.5
Over 600 Rooms	72.8	70.3	53.7	54.0	94.13	90.71	62.53	60.22	20.25	19.20	20.3	20.1
TYPE:												
Hotel	68.8	65.5	45.8	45.8	$ 83.16	$ 80.78	$ 60.18	$ 58.60	$ 16.82	$ 16.52	19.6	19.8
Motor Hotel	64.4	65.0	60.4	55.1	48.29	46.89	32.64	32.88	10.24	9.92	19.0	19.2
Economy	59.3	58.0	75.0	62.4	31.86	30.86	20.04	20.76	10.43	10.20	31.2	31.0
All Suites	75.9	71.0	91.8	90.7	84.17	81.37	45.65	45.31	15.21	15.43	16.2	16.6

YEAR TO DATE ROOMS REPORT - AS OF FEBRUARY 1987

	OCCUPANCY PERCENT		DOUBLE OCCUPANCY PERCENT		ROOM SALES PER OCCUPIED ROOM		ROOM SALES PER GUEST		ROOMS PAYROLL PER OCCUPIED ROOM		ROOMS PAYROLL PERCENT OF ROOMS SALES	
	1987	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987	1986
TOTAL	61.6	60.4	52.7	49.9	$ 68.57	$ 65.94	$ 49.42	$ 48.57	$ 15.31	$ 14.98	20.3	20.7
REGION4:												
Northeast	64.6	62.0	37.4	35.7	$ 98.83	$ 94.06	$ 74.66	$ 71.70	$ 24.36	$ 23.69	24.1	24.6
North Central	52.3	51.9	31.9	33.5	53.31	50.42	43.08	40.25	12.98	12.48	21.6	22.7
South	61.5	61.3	67.0	61.8	65.56	63.78	43.90	44.31	13.09	12.91	17.8	18.0
West	65.7	62.9	47.0	44.5	66.49	63.72	49.52	48.35	14.58	14.19	21.0	21.7
REGION9:												
New England	57.3	54.1	41.2	39.5	$ 72.21	$ 70.98	$ 52.44	$ 51.77	$ 18.19	$ 18.17	24.9	25.1
Middle Atlantic	66.6	64.1	36.7	35.0	105.07	99.34	78.67	75.32	25.75	24.88	23.9	24.5
South Atlantic	69.7	67.1	80.9	74.1	71.48	68.29	43.32	42.86	13.79	13.48	17.2	17.5
East North Central	54.1	54.2	31.2	32.4	56.04	52.05	45.51	41.88	12.55	12.21	20.5	21.5
East South Central	46.0	51.8	29.1	38.0	45.47	43.28	39.75	33.01	9.57	9.05	20.7	20.3
West North Central	48.4	46.9	34.0	37.1	46.66	46.40	35.54	35.06	12.63	13.14	24.9	25.8
West South Central	51.5	54.0	38.9	38.5	55.96	57.79	45.52	48.08	12.11	12.36	19.4	18.8
Mountain	54.3	54.3	38.3	35.7	51.14	49.76	40.77	42.80	11.06	11.25	19.7	20.5
Pacific	69.6	66.0	48.5	46.1	70.51	67.83	50.91	49.26	15.88	15.33	21.4	22.0
AFFILIATION:												
Chain	61.7	60.6	49.8	46.7	$ 66.49	$ 64.12	$ 48.90	$ 48.35	$ 14.73	$ 14.53	20.3	20.8
Independent	61.3	59.5	65.1	63.9	78.27	74.59	51.41	49.43	18.92	17.75	20.3	20.1
LOCATION:												
Center City	58.4	56.7	40.8	39.4	$ 81.34	$ 78.59	$ 62.08	$ 60.90	$ 19.45	$ 19.20	22.8	23.2
Suburban	55.7	55.9	38.2	37.5	57.24	55.39	42.89	41.20	12.12	11.99	20.2	20.4
Airport	69.4	68.3	31.1	28.1	56.81	55.63	44.74	45.46	11.53	11.29	19.6	19.9
Highway	60.8	60.4	65.2	58.8	45.80	45.06	30.00	31.13	10.33	10.32	20.9	21.1
Resort	69.1	66.2	93.7	89.6	90.32	85.15	51.46	49.25	16.00	15.23	16.0	16.1
SIZE:												
Under 150 Rooms	58.9	59.5	56.7	53.9	$ 47.33	$ 45.70	$ 33.28	$ 32.99	$ 12.13	$ 11.85	21.7	21.9
150 - 299 Rooms	59.4	58.7	48.6	45.6	58.37	56.63	41.14	40.80	12.76	12.54	20.5	20.7
300 - 600 Rooms	62.1	59.7	52.3	48.6	75.01	72.28	52.44	51.74	14.38	14.25	19.0	19.5
Over 600 Rooms	66.9	64.7	55.3	53.8	91.86	88.25	60.37	58.68	20.48	19.89	21.3	21.6
TYPE:												
Hotel	63.2	60.8	46.7	45.3	$ 80.80	$ 78.05	$ 58.02	$ 56.65	$ 17.16	$ 16.91	20.6	21.1
Motor Hotel	58.3	59.8	55.7	50.9	47.50	46.37	33.09	33.50	10.55	10.26	19.9	20.0
Economy	56.8	55.5	75.9	66.7	31.49	30.60	20.12	20.44	9.06	9.11	28.2	28.5
All Suites	68.0	63.8	94.6	92.1	81.67	78.10	44.38	43.38	16.38	15.74	17.3	17.2

VARIATION REPORT - FEBRUARY 1987 COMPARED WITH FEBRUARY 1986

	SALES PERCENT CHANGE						SALES PER OCCUPIED ROOM PERCENT CHANGE				PAYROLL PER OCCUPIED ROOM PERCENT CHANGE		
	TOTAL	ROOMS	F&B	FOOD	BEV	OTHER	TOTAL	ROOMS	F&B	OTHER	TOTAL	ROOMS	F&B
TOTAL	6.8	8.1	3.2	4.1	0.8	9.2	2.4	3.6	-0.7	5.3	-0.8	2.3	-1.9
REGION4:													
Northeast	8.3	8.3	7.8	8.7	5.6	9.9	5.0	5.0	4.1	6.3	4.1	5.9	1.4
North Central	3.8	6.7	-1.3	-0.1	-4.5	2.0	2.0	4.9	-2.2	-0.3	0.9	2.1	-1.0
South	4.5	5.9	-0.1	0.7	-2.1	9.8	1.7	3.1	-2.9	6.2	-3.1	0.5	-3.5
West	11.5	12.6	8.4	9.2	5.9	10.8	2.1	3.2	0.5	4.0	-3.5	0.2	-3.6
REGION9:													
New England	9.8	11.0	8.0	7.5	9.3	10.4	2.7	3.8	-0.2	2.1	-3.2	0.7	-5.2
Middle Atlantic	7.9	7.8	7.7	9.1	4.4	9.9	5.6	5.5	5.2	7.5	5.9	7.2	3.1
South Atlantic	9.1	10.6	4.2	4.6	3.2	14.8	3.8	5.2	-0.4	9.2	-2.0	2.9	-0.8
East North Central	4.4	7.2	-0.5	0.7	-3.6	3.2	3.1	5.8	-1.4	2.0	2.2	3.9	1.1
East South Central	-9.4	-8.3	-10.8	-6.8	-21.1	-20.3	6.2	7.5	3.5	-10.5	12.4	9.8	11.5
West North Central	1.3	4.7	-5.3	-3.9	-8.9	-5.0	-1.7	1.6	-6.2	-9.9	-3.3	-3.3	-8.5
West South Central	-5.5	-4.2	-8.7	-7.3	-12.4	-2.8	-5.2	-3.9	-10.3	-4.2	-7.0	-5.2	-9.9
Mountain	7.6	6.7	9.1	9.4	8.0	12.0	4.6	3.7	4.8	5.9	-5.1	-3.3	-5.9
Pacific	12.3	13.9	8.3	9.1	5.6	10.5	1.1	2.6	-0.5	3.4	-3.2	1.0	-3.1
AFFILIATION:													
Chain	5.7	7.3	1.6	2.6	-1.1	6.7	1.8	3.4	-1.7	2.8	-0.7	1.8	-2.8
Independent	11.2	11.5	8.7	9.2	7.3	18.1	4.0	4.2	1.4	13.4	-1.5	4.5	1.3
LOCATION:													
Center City	6.3	7.7	3.0	4.1	0.3	6.4	1.1	2.4	-2.2	0.6	-0.2	2.1	-2.9
Suburban	5.1	6.6	1.6	2.7	-1.1	3.6	1.3	2.8	-0.3	1.7	-2.3	-0.5	-4.2
Airport	5.2	6.8	0.7	2.1	-3.1	6.2	0.1	1.6	-3.7	3.6	-2.9	0.5	-3.1
Highway	3.2	4.1	0.3	1.1	-2.1	3.8	1.8	2.7	-1.2	2.8	-2.6	0.4	-6.2
Resort	11.1	12.5	6.5	6.9	5.4	18.0	4.9	6.3	2.5	12.7	-0.7	5.4	3.1
SIZE:													
Under 150 Rooms	5.2	5.1	4.2	5.4	0.7	5.9	3.8	3.6	3.9	3.6	2.7	3.6	0.9
150 - 299 Rooms	6.0	7.3	3.4	4.8	0.3	3.5	1.6	2.8	0.6	0.1	-3.2	-0.6	-4.4
300 - 600 Rooms	7.5	9.4	3.3	4.1	0.9	9.9	1.7	3.5	-1.6	5.2	-0.7	0.6	-1.8
Over 600 Rooms	7.3	8.7	2.7	3.3	1.1	13.5	2.4	3.8	-2.0	9.0	-	5.5	-1.0
TYPE:													
Hotel	7.4	8.8	3.9	4.8	1.6	10.5	1.7	2.9	-1.3	5.6	-1.3	1.8	-2.7
Motor Hotel	2.0	3.1	-1.5	-0.6	-3.8	1.1	1.9	3.0	-0.9	1.3	0.9	3.2	0.9
Economy	8.9	8.3	22.8	22.1	26.5	21.3	3.8	3.2	13.9	9.8	7.4	2.3	65.1
All Suites	14.1	16.8	5.0	6.4	1.9	11.4	1.0	3.4	-2.7	2.2	-6.8	-1.4	-10.3

- No Change

YEAR TO DATE VARIATION REPORT - AS OF FEBRUARY 1987

	SALES PERCENT CHANGE						SALES PER OCCUPIED ROOM PERCENT CHANGE				PAYROLL PER OCCUPIED ROOM PERCENT CHANGE		
	TOTAL	ROOMS	F&B	FOOD	BEV	OTHER	TOTAL	ROOMS	F&B	OTHER	TOTAL	ROOMS	F&B
TOTAL	6.5	7.8	3.0	4.2	-	7.7	2.8	4.0	-0.1	4.3	-0.2	2.2	-1.5
REGION4:													
Northeast	9.2	9.8	7.4	8.0	6.0	9.5	4.5	5.1	2.2	4.5	1.3	2.8	-1.1
North Central	5.9	8.0	1.4	2.6	-1.4	8.7	3.7	5.7	-0.6	5.3	-0.8	0.8	-2.6
South	2.4	3.6	-0.9	0.6	-4.6	5.5	1.6	2.8	-1.9	3.5	-1.3	1.4	-1.7
West	13.3	14.4	9.1	9.7	7.3	11.7	3.3	4.3	2.1	5.5	-0.1	2.7	-1.7
REGION9:													
New England	8.3	8.4	7.6	7.4	8.3	12.0	1.7	1.7	0.1	4.2	-2.6	0.1	-4.4
Middle Atlantic	9.4	10.1	7.4	8.2	5.3	9.1	5.1	5.8	2.6	4.8	2.2	3.5	-0.4
South Atlantic	7.9	9.5	4.0	4.9	1.6	9.8	3.2	4.7	0.1	4.8	-1.4	2.3	-0.5
East North Central	7.1	9.4	2.4	3.9	-1.2	10.3	5.5	7.7	0.8	8.0	0.8	2.8	-
East South Central	-7.4	-6.7	-7.0	-2.8	-17.1	-20.3	4.2	5.1	3.6	-12.4	7.9	5.7	5.8
West North Central	2.4	4.0	-1.7	-1.4	-2.3	5.3	-1.0	0.6	-4.9	-0.7	-4.8	-3.9	-9.8
West South Central	-8.4	-7.9	-10.1	-7.7	-16.1	-4.5	-3.7	-3.2	-7.4	-2.4	-3.0	-2.0	-5.7
Mountain	4.3	2.8	6.4	6.6	5.8	13.9	4.3	2.8	4.8	10.5	-1.0	-1.7	-1.6
Pacific	15.2	16.9	9.7	10.3	7.6	11.1	2.4	4.0	1.4	4.0	-0.1	3.6	-2.0
AFFILIATION:													
Chain	5.6	7.0	1.8	3.1	-1.6	6.6	2.3	3.7	-0.9	3.1	-0.6	1.4	-2.5
Independent	10.2	11.0	7.4	8.0	5.6	11.5	4.2	4.9	2.0	9.0	1.4	6.6	2.6
LOCATION:													
Center City	6.7	8.2	3.0	4.4	-0.8	6.5	2.1	3.5	-2.0	0.9	-0.8	1.3	-3.7
Suburban	4.0	5.8	-0.7	0.8	-4.4	5.9	1.6	3.3	-0.4	5.1	-1.1	1.1	-2.3
Airport	5.0	6.1	0.7	2.0	-2.7	8.2	1.0	2.1	-2.4	6.8	-0.8	2.1	-3.2
Highway	2.1	2.8	0.2	1.5	-3.0	0.7	0.9	1.6	-0.9	-0.2	-1.9	0.1	-5.1
Resort	10.6	12.2	7.3	7.7	6.1	11.7	4.6	6.1	3.6	6.8	1.3	5.1	4.9
SIZE:													
Under 150 Rooms	4.4	4.6	1.9	3.0	-1.1	4.7	3.4	3.6	1.1	2.1	0.8	2.4	-1.9
150 - 299 Rooms	4.7	6.0	1.4	2.5	-1.3	3.4	1.8	3.1	0.5	1.5	-1.4	1.8	-2.7
300 - 600 Rooms	7.4	8.9	3.6	4.6	0.7	9.2	2.3	3.8	-	5.6	0.2	0.9	-1.0
Over 600 Rooms	8.0	9.6	4.0	5.4	0.4	9.7	2.5	4.1	-1.5	4.7	-0.7	3.0	-1.9
TYPE:													
Hotel	7.5	8.8	4.0	5.2	0.9	9.8	2.3	3.5	-0.5	5.2	-0.8	1.5	-2.5
Motor Hotel	0.3	1.0	-1.7	-0.5	-4.4	-1.8	1.7	2.4	-	-0.8	1.5	2.8	1.7
Economy	12.0	11.7	21.9	18.5	33.0	7.1	3.2	2.9	15.0	-6.8	2.4	-0.5	44.2
All Suites	14.7	18.8	2.1	3.3	-0.6	6.8	0.9	4.6	-6.5	-2.4	-4.9	4.1	-9.0

- No Change

TREND REPORT FEBRUARY 1987 COMPARED WITH FEBRUARY 1986

	SALES PERCENT CHANGE				OCCUPANCY PERCENT		DOUBLE OCCUPANCY PERCENT		ROOM SALES PER OCCUPIED ROOM		TOTAL SALES PER OCCUPIED ROOM	
	TOTAL	ROOMS	F&B	OTHER	FEB	% CHG	FEB	% CHG	FEB	% CHG	FEB	% CHG
TOTAL	6.8	8.1	3.2	9.2	67.2	3.1	53.2	3.9	$ 70.08	3.6	$105.30	2.4
REGION4:												
Northeast	8.3	8.3	7.8	9.9	67.8	3.2	36.3	2.5	$ 99.88	5.0	$149.57	5.0
North Central	3.8	6.7	-1.3	2.0	56.2	1.6	31.8	-3.3	51.89	4.9	81.93	2.0
South	4.5	5.9	-0.1	9.8	69.2	2.1	70.5	7.1	68.07	3.1	102.71	1.7
West	11.5	12.6	8.4	10.8	69.6	5.3	44.6	0.2	67.11	3.2	98.52	2.1
REGION9:												
New England	9.8	11.0	8.0	10.4	60.5	7.1	41.1	-1.7	$ 72.81	3.8	$126.00	2.7
Middle Atlantic	7.9	7.8	7.	9.9	70.0	2.3	35.3	3.2	106.79	5.5	155.59	5.6
South Atlantic	9.1	10.6	4.2	14.8	80.3	4.2	86.1	8.0	75.13	5.2	112.91	3.8
East North Central	4.4	7.2	-0.5	3.2	58.4	1.4	31.7	-3.4	54.56	5.8	87.80	3.1
East South Central	-9.4	-8.3	-10.8	-20.3	45.8	-14.7	25.4	-6.3	45.04	7.5	61.92	6.2
West North Central	1.3	4.7	-5.3	-5.0	50.4	2.9	32.5	-2.1	43.49	1.6	63.50	-1.7
West South Central	-5.5	-4.2	-8.7	-2.8	56.0	-0.2	39.3	1.8	55.67	-3.9	85.50	-5.2
Mountain	7.6	6.7	9.1	12.0	57.8	3.0	37.5	5.0	51.52	3.7	76.00	4.6
Pacific	12.3	13.9	8.3	10.5	73.7	5.6	45.9	-0.4	71.43	2.6	104.76	1.1
AFFILIATION:												
Chain	5.7	7.3	1.6	6.7	67.0	2.9	50.1	5.3	$ 67.91	3.4	$100.37	1.8
Independent	11.2	11.5	8.7	18.1	68.3	4.1	66.0	-1.0	79.96	4.2	127.71	4.0
LOCATION:												
Center City	6.3	7.7	3.0	6.4	62.9	4.8	38.9	0.5	$ 82.77	2.4	$127.74	1.1
Suburban	5.1	6.6	1.6	3.6	61.0	0.8	40.1	-3.1	58.77	2.8	85.09	1.3
Airport	5.2	6.8	0.7	6.2	74.5	2.6	30.0	9.1	57.63	1.6	84.55	0.1
Highway	3.2	4.1	0.3	3.8	65.7	1.1	70.4	13.7	45.84	2.7	61.75	1.8
Resort	11.1	12.5	6.5	18.0	78.6	4.5	96.3	3.3	94.11	6.3	147.55	4.9
SIZE:												
Under 150 Rooms	5.2	5.1	4.2	5.9	63.4	0.2	36.7	3.5	$ 47.62	3.6	$ 61.39	3.8
150 - 299 Rooms	6.0	7.3	3.4	3.5	65.0	2.5	50.8	5.6	59.78	2.8	88.40	1.6
300 - 600 Rooms	7.5	9.4	3.3	9.9	68.4	5.2	53.5	7.0	77.27	3.5	120.68	1.7
Over 600 Rooms	7.3	8.7	2.7	13.5	72.8	3.6	53.7	-0.6	94.13	3.8	145.61	2.4
TYPE:												
Hotel	7.4	8.8	3.9	10.5	68.8	5.0	45.8	-	$ 83.16	2.9	$131.49	1.7
Motor Hotel	2.0	3.1	-1.5	1.1	64.4	-0.9	60.4	9.6	48.29	3.0	64.75	1.9
Economy	8.9	8.3	22.8	21.3	59.3	2.2	75.0	20.2	31.86	3.2	33.47	3.8
All Suites	14.1	16.8	5.0	11.4	75.9	6.9	91.8	1.2	84.17	3.4	114.26	1.0

- No Change

YEAR TO DATE TREND REPORT - AS OF FEBRUARY 1987

	SALES PERCENT CHANGE				OCCUPANCY PERCENT		DOUBLE OCCUPANCY PERCENT		ROOM SALES PER OCCUPIED ROOM		TOTAL SALES PER OCCUPIED ROOM	
	TOTAL	ROOMS	F&B	OTHER	FEB	% CHG	FEB	% CHG	FEB	% CHG	FEB	% CHG
TOTAL	6.5	7.8	3.0	7.7	61.6	2.0	52.7	5.6	$ 68.57	4.0	$103.49	2.8
REGION4:												
Northeast	9.2	9.8	7.4	9.5	64.6	4.2	37.4	4.8	$ 98.83	5.1	$145.79	4.5
North Central	5.9	8.0	1.4	8.7	52.3	0.8	31.9	-4.8	53.31	5.7	86.23	3.7
South	2.4	3.6	-0.9	5.5	61.5	0.3	67.0	8.4	65.56	2.8	100.31	1.6
West	13.3	14.4	9.1	11.7	65.7	4.5	47.0	5.6	66.49	4.3	96.80	3.3
REGION9:												
New England	8.3	8.4	7.6	12.0	57.3	5.9	41.2	4.3	$ 72.21	1.7	$125.28	1.7
Middle Atlantic	9.4	10.1	7.4	9.1	66.6	3.9	36.7	4.9	105.07	5.8	150.60	5.1
South Atlantic	7.9	9.5	4.0	9.8	69.7	3.9	80.9	9.2	71.48	4.7	109.46	3.2
East North Central	7.1	9.4	2.4	10.3	54.1	-0.2	31.2	-3.7	56.04	7.7	90.92	5.5
East South Central	-7.4	-6.7	-7.0	-20.3	46.0	-11.2	29.1	-23.4	45.47	5.1	62.85	4.2
West North Central	2.4	4.0	-1.7	5.3	48.4	3.2	34.0	-8.4	46.66	0.6	74.80	-1.0
West South Central	-8.4	-7.9	-10.1	-4.5	51.5	-4.6	38.9	1.0	55.96	-3.2	85.98	-3.7
Mountain	4.3	2.8	6.4	13.9	54.3	-	38.3	7.3	51.14	2.8	74.81	4.3
Pacific	15.2	16.9	9.7	11.1	69.6	5.5	48.5	5.2	70.51	4.0	102.56	2.4
AFFILIATION:												
Chain	5.6	7.0	1.8	6.6	61.7	1.8	49.8	6.6	$ 66.49	3.7	$ 98.78	2.3
Independent	10.2	11.0	7.4	11.5	61.3	3.0	65.1	1.9	78.27	4.9	125.32	4.2
LOCATION:												
Center City	6.7	8.2	3.0	6.5	58.4	3.0	40.8	3.6	$ 81.34	3.5	$125.05	2.1
Suburban	4.0	5.8	-0.7	5.9	55.7	-0.4	38.2	1.9	57.24	3.3	83.71	1.6
Airport	5.0	6.1	0.7	8.2	69.4	1.6	31.1	10.7	56.81	2.1	82.92	1.0
Highway	2.1	2.8	0.2	0.7	60.8	0.7	65.2	10.9	45.80	1.6	62.88	0.9
Resort	10.6	12.2	7.3	11.7	69.1	4.4	93.7	4.6	90.32	6.1	143.62	4.6
SIZE:												
Under 150 Rooms	4.4	4.6	1.9	4.7	58.9	-1.0	56.7	5.2	$ 47.33	3.6	$ 61.48	3.4
150 - 299 Rooms	4.7	6.0	1.4	3.4	59.4	1.2	48.6	6.6	58.37	3.1	86.05	1.8
300 - 600 Rooms	7.4	8.9	3.6	9.2	62.1	4.0	52.3	7.6	75.01	3.8	118.25	2.3
Over 600 Rooms	8.0	9.6	4.0	9.7	66.9	3.4	55.3	2.8	91.86	4.1	142.86	2.5
TYPE:												
Hotel	7.5	8.8	4.0	9.8	63.2	3.9	46.7	3.1	$ 80.80	3.5	$128.23	2.3
Motor Hotel	0.3	1.0	-1.7	-1.8	58.3	-2.5	55.7	9.4	47.50	2.4	64.50	1.7
Economy	12.0	11.7	21.9	7.1	56.8	2.3	75.9	13.8	31.49	2.9	32.94	3.2
All Suites	14.7	18.8	2.1	6.8	68.0	6.6	94.6	2.7	81.67	4.6	109.07	0.9

- No Change

FOOD AND BEVERAGE REPORT - FEBRUARY 1987 COMPARED WITH FEBRUARY 1986

	F&B SALES PER OCCUPIED ROOM		AVERAGE RECEIPT PER COVER		FOOD COST PERCENT OF FOOD SALES		BEV COST PERCENT OF BEV SALES		F&B PAYROLL PERCENT OF F&B SALES		F&B PAYROLL PER COVER		NUMBER COVERS SERVED
	1987	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987	1986	% CHG
TOTAL	$38.66	$38.92	$10.77	$10.33	0.31	0.31	0.23	0.23	46.0	46.8	$ 6.97	$ 6.81	-0.3
REGION4:													
Northeast	$42.54	$40.85	$14.63	$13.60	0.29	0.29	0.21	0.20	57.8	59.8	$ 12.02	$ 11.61	1.6
North Central	33.60	34.36	8.30	8.27	0.33	0.33	0.33	0.33	45.6	45.1	5.22	5.23	-0.7
South	37.44	38.56	10.40	9.98	0.32	0.32	0.23	0.23	40.8	41.2	5.91	5.71	-4.1
West	40.96	40.75	10.44	10.13	0.31	0.32	0.21	0.22	46.5	48.9	6.34	6.52	5.0
REGION9:													
New England	$51.06	$51.15	$12.12	$11.69	0.30	0.33	0.23	0.22	49.4	52.0	$ 8.44	$ 8.55	5.4
Middle Atlantic	40.38	38.38	15.49	14.23	0.29	0.28	0.20	0.19	60.6	62.3	13.31	12.66	0.4
South Atlantic	40.30	40.45	10.93	10.20	0.32	0.32	0.23	0.23	38.7	39.3	5.94	5.55	-3.2
East North Central	35.79	36.29	8.41	8.40	0.33	0.33	0.35	0.35	44.2	43.3	5.09	5.12	0.6
East South Central	15.29	14.78	6.59	6.36	0.36	0.34	0.25	0.25	52.5	47.3	4.82	4.44	-8.0
West North Central	25.68	27.37	7.70	7.56	0.31	0.33	0.22	0.21	52.2	53.5	5.94	5.81	-7.3
West South Central	34.07	37.98	9.69	9.91	0.32	0.31	0.21	0.21	44.8	44.7	5.96	6.14	-5.5
Mountain	34.20	32.63	8.89	8.86	0.34	0.34	0.22	0.22	40.3	44.6	4.89	5.36	8.4
Pacific	42.57	42.77	10.78	10.40	0.31	0.31	0.21	0.22	48.6	50.3	6.93	6.96	4.2
AFFILIATION:													
Chain	$34.68	$35.27	$10.28	$ 9.94	0.31	0.31	0.23	0.23	46.7	47.3	$ 6.78	$ 6.69	-0.8
Independent	39.97	39.16	12.69	11.90	0.32	0.33	0.23	0.23	43.6	44.7	7.92	7.39	2.0
LOCATION:													
Center City	$41.26	$42.18	$12.27	$11.80	0.30	0.30	0.25	0.24	54.3	54.6	$ 9.33	$ 9.15	-0.7
Suburban	33.52	33.61	8.81	8.51	0.33	0.33	0.23	0.24	42.6	44.8	5.17	5.23	-0.7
Airport	27.73	28.80	8.64	8.38	0.32	0.32	0.21	0.22	42.0	43.2	4.84	4.85	-0.8
Highway	27.04	27.36	8.58	8.56	0.34	0.34	0.23	0.23	43.9	46.3	5.15	5.44	2.1
Resort	55.18	53.81	12.26	11.45	0.31	0.31	0.22	0.22	36.5	36.4	6.36	5.79	-
SIZE:													
Under 150 Rooms	$39.06	$37.60	$ 7.98	$ 7.71	0.34	0.34	0.27	0.28	41.4	43.0	$ 4.35	$ 4.35	1.8
150 - 299 Rooms	32.17	31.97	9.00	8.61	0.34	0.34	0.23	0.23	46.1	49.0	5.75	5.88	0.3
300 - 600 Rooms	40.71	41.37	11.11	10.66	0.31	0.31	0.22	0.22	44.3	44.5	6.70	6.42	-0.3
Over 600 Rooms	43.01	43.88	13.06	12.47	0.29	0.29	0.24	0.23	49.2	49.0	9.65	9.30	-1.5
TYPE:													
Hotel	$43.82	$44.39	$11.57	$11.08	0.31	0.31	0.23	0.23	46.8	47.6	$ 7.55	$ 7.40	0.4
Motor Hotel	22.65	22.85	7.46	7.31	0.35	0.34	0.22	0.22	43.1	42.7	4.74	4.57	-3.7
Economy	12.04	10.57	9.24	7.45	0.31	0.34	0.21	0.23	67.5	46.9	8.50	4.91	9.4
All Suites	47.49	48.82	11.00	10.99	0.33	0.32	0.23	0.25	40.9	45.5	6.62	6.93	4.3

- No Change

YEAR TO DATE FOOD AND BEVERAGE REPORT - AS OF FEBRUARY 1987

	F&B SALES PER OCCUPIED ROOM		AVERAGE RECEIPT PER COVER		FOOD COST PERCENT OF FOOD SALES		BEV COST PERCENT OF BEV SALES		F&B PAYROLL PERCENT OF F&B SALES		F&B PAYROLL PER COVER		NUMBER COVERS SERVED
	1987	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987	1986	% CHG
TOTAL	$38.40	$38.42	$10.68	$10.22	0.32	0.33	0.23	0.23	48.3	49.0	$ 7.31	$ 7.21	0.1
REGION4:													
Northeast	$41.07	$40.20	$14.38	$13.43	0.30	0.30	0.21	0.20	59.2	61.6	$ 12.13	$ 11.83	1.3
North Central	35.59	35.79	8.78	8.57	0.34	0.34	0.28	0.27	46.9	47.8	5.84	5.88	1.1
South	37.15	37.87	10.30	9.87	0.33	0.33	0.23	0.23	43.9	43.9	6.35	6.22	-3.8
West	40.80	39.95	10.31	9.92	0.32	0.33	0.22	0.22	49.3	51.1	6.65	6.73	5.0
REGION9:													
New England	$51.93	$51.86	$11.69	$11.17	0.32	0.33	0.22	0.22	51.4	53.6	$ 8.48	$ 8.50	3.9
Middle Atlantic	38.57	37.59	15.36	14.22	0.30	0.29	0.20	0.20	61.7	64.1	13.50	13.04	0.4
South Atlantic	39.87	39.85	10.97	10.26	0.33	0.33	0.23	0.23	43.2	43.8	6.53	6.32	-2.3
East North Central	36.27	35.98	8.85	8.62	0.34	0.34	0.29	0.29	46.3	46.6	5.86	5.87	1.6
East South Central	15.43	14.89	6.52	6.42	0.36	0.35	0.25	0.24	52.0	49.7	4.84	4.83	-2.8
West North Central	33.50	35.21	8.52	8.42	0.33	0.34	0.23	0.22	48.8	51.4	5.76	5.91	-0.5
West South Central	34.17	36.92	9.28	9.43	0.32	0.32	0.21	0.21	45.1	43.8	6.09	6.15	-7.0
Mountain	32.99	31.49	8.50	8.08	0.34	0.35	0.23	0.23	43.0	45.5	4.95	5.24	0.5
Pacific	42.61	42.04	10.70	10.33	0.32	0.32	0.21	0.22	51.4	52.9	7.31	7.30	6.0
AFFILIATION:													
Chain	$34.41	$34.74	$10.26	$ 9.87	0.32	0.32	0.23	0.22	48.9	49.7	$ 7.17	$ 7.14	-0.4
Independent	60.81	59.62	12.38	11.61	0.33	0.34	0.23	0.23	46.1	46.2	8.03	7.51	1.8
LOCATION:													
Center City	$40.86	$41.68	$12.21	$11.69	0.31	0.31	0.23	0.23	56.2	57.1	$ 9.86	$ 9.78	0.6
Suburban	33.36	33.49	8.80	8.58	0.34	0.35	0.23	0.23	45.2	46.4	5.48	5.50	-1.2
Airport	27.77	28.45	8.78	8.56	0.33	0.33	0.22	0.22	43.3	44.5	5.17	5.24	-0.5
Highway	27.13	27.38	8.41	8.14	0.35	0.34	0.23	0.23	44.3	46.0	5.16	5.41	-1.0
Resort	54.98	53.09	12.12	11.35	0.33	0.32	0.22	0.22	40.5	39.9	6.59	6.14	1.1
SIZE:													
Under 150 Rooms	$38.53	$38.12	$ 8.11	$ 7.90	0.35	0.35	0.26	0.27	43.6	44.6	$ 4.74	$ 4.78	-0.1
150 - 299 Rooms	31.45	31.28	8.80	8.45	0.34	0.35	0.23	0.23	47.4	49.2	5.85	5.94	-1.8
300 - 600 Rooms	40.20	40.21	11.08	10.63	0.32	0.32	0.22	0.22	46.8	47.2	7.11	6.89	0.5
Over 600 Rooms	43.67	44.35	12.98	12.35	0.30	0.30	0.22	0.22	51.6	51.8	10.10	9.98	1.6
TYPE:													
Hotel	$43.30	$43.52	$11.41	$10.91	0.32	0.32	0.23	0.23	49.3	50.2	$ 7.92	$ 7.83	1.0
Motor Hotel	23.64	23.65	7.80	7.50	0.35	0.35	0.22	0.22	44.1	43.8	5.06	4.91	-4.5
Economy	10.40	9.04	8.74	7.11	0.32	0.34	0.23	0.24	63.0	47.5	8.01	4.87	12.3
All Suites	46.80	50.07	10.87	11.26	0.34	0.34	0.24	0.26	43.4	45.3	6.86	7.30	6.7

TWELVE MONTH ROOMS REPORT - AS OF FEBRUARY 1987

	OCCUPANCY PERCENT		DOUBLE OCCUPANCY PERCENT		ROOM SALES PER OCCUPIED ROOM		ROOM SALES PER GUEST		ROOMS PAYROLL PER OCCUPIED ROOM		ROOMS PAYROLL PERCENT OF ROOMS SALES	
	1987	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987	1986
TOTAL	64.7	64.3	56.0	54.7	$ 62.93	$ 60.63	$ 44.25	$ 42.89	$ 13.69	$ 13.33	20.1	20.3
REGION4:												
Northeast	74.7	71.7	44.4	44.2	$ 91.30	$ 86.24	$ 65.77	$ 61.94	$ 19.39	$ 18.84	20.6	21.2
North Central	62.3	63.1	42.6	42.2	50.50	48.07	38.03	36.12	10.71	10.48	19.4	20.0
South	61.1	61.0	68.9	66.1	58.75	57.48	38.52	38.38	12.45	12.20	19.2	19.3
West	67.8	67.5	51.5	51.0	61.25	59.44	44.64	43.23	13.41	13.06	21.9	21.8
REGION9:												
New England	72.4	70.1	43.1	42.6	$ 76.93	$ 74.37	$ 55.52	$ 53.57	$ 15.65	$ 15.01	19.8	19.6
Middle Atlantic	75.6	72.3	44.7	44.6	96.79	90.80	68.49	64.15	20.75	20.23	20.8	21.6
South Atlantic	67.6	64.9	86.2	82.9	63.24	61.06	37.01	36.20	13.07	12.99	18.9	19.4
East North Central	63.9	64.6	38.4	38.0	52.51	48.93	41.16	38.14	10.91	10.63	18.9	19.8
East South Central	60.7	64.3	48.7	48.9	46.45	45.09	32.47	31.40	8.14	7.72	17.2	16.8
West North Central	60.1	60.9	48.6	48.2	47.57	46.81	33.85	33.47	10.45	10.29	20.2	20.2
West South Central	53.2	56.0	41.1	41.5	53.20	53.91	41.99	42.86	12.05	11.68	20.2	19.3
Mountain	61.6	62.1	45.0	44.3	46.92	46.66	37.01	37.30	11.40	11.49	22.0	22.2
Pacific	70.1	69.6	53.0	52.6	65.98	63.86	46.29	44.56	14.27	13.72	21.8	21.6
AFFILIATION:												
Chain	64.9	64.5	53.1	52.1	$ 61.50	$ 59.48	$ 44.24	$ 42.98	$ 13.19	$ 12.89	19.8	20.0
Independent	63.6	63.2	68.8	65.9	70.03	66.35	44.30	42.53	16.99	16.17	21.6	21.9
LOCATION:												
Center City	64.2	63.0	46.6	45.9	$ 76.91	$ 73.64	$ 55.59	$ 53.43	$ 16.50	$ 16.09	20.6	21.0
Suburban	61.5	63.2	45.5	43.8	54.13	52.79	38.76	38.22	11.03	10.66	19.7	19.5
Airport	67.6	67.4	34.1	33.9	55.93	54.53	43.76	42.81	11.42	11.24	20.2	20.1
Highway	63.8	64.7	65.8	62.9	43.09	42.32	28.32	28.32	9.54	9.38	19.9	20.0
Resort	68.4	65.2	100.6	100.1	76.22	73.66	42.01	40.33	15.13	14.97	19.2	19.6
SIZE:												
Under 150 Rooms	63.5	64.8	64.7	62.2	$ 43.15	$ 41.80	$ 28.87	$ 28.32	$ 11.02	$ 10.46	23.1	22.7
150 - 299 Rooms	62.2	62.9	51.6	50.0	54.20	52.75	37.15	36.38	11.54	11.20	20.4	20.4
300 - 600 Rooms	64.1	63.0	52.9	51.2	69.30	67.21	46.75	45.67	13.54	13.37	19.6	19.9
Over 600 Rooms	71.0	68.0	59.7	59.8	86.77	84.02	56.00	53.95	17.47	17.26	19.7	20.0
TYPE:												
Hotel	66.1	64.5	51.2	51.0	$ 74.67	$ 72.11	$ 51.67	$ 49.84	$ 15.16	$ 14.86	20.2	20.4
Motor Hotel	62.2	63.9	60.8	58.2	47.36	46.32	31.50	31.32	9.83	9.58	19.1	19.1
Economy	63.6	64.4	72.2	67.2	31.38	30.40	20.85	20.20	9.65	9.44	30.2	29.9
All Suites	67.8	64.8	80.9	74.5	73.72	71.08	42.99	42.88	17.13	16.66	21.2	21.7

TWELVE-MONTH VARIATION REPORT - AS OF FEBRUARY 1987

	SALES PERCENT CHANGE						SALES PER OCCUPIED ROOM PERCENT CHANGE				PAYROLL PER OCCUPIED ROOM PERCENT CHANGE		
	TOTAL	ROOMS	F&B	FOOD	BEV	OTHER	TOTAL	ROOMS	F&B	OTHER	TOTAL	ROOMS	F&B
TOTAL	5.3	6.0	2.4	3.4	-	6.3	3.1	3.8	0.9	4.4	2.0	2.7	0.4
REGION4:													
Northeast	9.0	10.0	6.6	7.6	4.2	8.1	4.9	5.9	2.1	3.8	1.8	2.9	0.1
North Central	3.3	4.4	0.4	1.6	-2.7	4.8	3.9	5.1	1.2	5.1	3.2	2.2	1.4
South	2.0	2.6	0.3	1.2	-2.1	3.1	1.6	2.2	-0.2	2.2	1.2	2.0	-0.2
West	8.9	9.2	4.2	4.8	2.3	11.7	2.8	3.0	1.3	7.8	2.2	2.7	0.5
REGION9:													
New England	6.0	7.2	3.2	4.2	0.6	11.6	2.3	3.4	-1.0	7.2	1.6	4.3	-0.8
Middle Atlantic	10.2	10.9	8.7	9.6	6.3	7.0	5.9	6.6	4.0	2.8	1.9	2.6	0.6
South Atlantic	7.5	8.7	4.9	5.5	3.2	7.8	2.5	3.6	0.4	2.7	-0.2	0.6	-0.2
East North Central	5.8	7.0	3.2	4.7	-0.3	6.8	6.2	7.3	3.7	6.7	4.3	2.6	4.1
East South Central	-3.0	-2.9	-2.8	1.1	-12.5	-4.2	3.0	3.0	3.0	1.5	5.6	5.4	2.3
West North Central	-0.7	0.5	-4.6	-3.7	-7.0	2.4	0.3	1.6	-3.1	3.2	1.7	1.6	-2.6
West South Central	-6.7	-6.5	-7.1	-5.8	-10.5	-7.1	-1.5	-1.3	-2.8	-3.2	2.0	3.2	-1.4
Mountain	6.3	2.7	8.8	8.0	10.8	18.4	4.1	0.6	3.5	12.3	2.3	-0.8	-0.3
Pacific	9.7	10.8	3.0	4.1	-0.2	5.6	2.3	3.3	0.8	2.6	2.2	4.0	0.8
AFFILIATION:													
Chain	5.0	5.6	2.0	3.0	-0.7	6.9	2.8	3.4	0.4	4.7	1.7	2.3	-0.4
Independent	6.6	7.9	4.1	4.5	2.8	4.0	4.3	5.5	3.1	3.0	3.8	5.1	4.3
LOCATION:													
Center City	6.3	7.2	3.7	4.6	1.3	4.8	3.5	4.4	0.7	1.7	1.4	2.5	-0.8
Suburban	0.2	2.0	-4.2	-2.5	-7.9	0.7	0.8	2.5	-0.6	3.7	2.6	3.5	-
Airport	4.8	5.0	-0.2	1.2	-3.9	3.6	2.3	2.6	-1.0	2.9	0.5	1.6	-1.5
Highway	0.8	1.4	-1.9	-1.1	-3.8	4.0	1.2	1.8	-1.2	4.3	1.9	1.7	0.8
Resort	10.5	11.3	8.3	8.4	7.9	12.2	2.7	3.5	2.0	3.7	0.5	1.1	1.5
SIZE:													
Under 150 Rooms	2.3	2.5	-	1.1	-2.8	3.1	3.0	3.2	2.0	4.6	3.9	5.4	2.0
150 - 299 Rooms	1.9	2.8	-1.4	-0.3	-3.9	1.1	1.8	2.7	0.4	2.2	1.9	3.0	0.9
300 - 600 Rooms	4.6	5.9	2.0	3.1	-1.2	4.6	1.9	3.1	0.5	2.8	1.5	1.3	-0.3
Over 600 Rooms	10.5	11.1	7.1	7.4	6.2	11.5	2.7	3.3	0.2	3.9	0.1	1.2	-1.2
TYPE:													
Hotel	6.7	7.6	3.7	4.5	1.5	7.8	2.7	3.6	0.7	4.2	1.2	2.0	-0.4
Motor Hotel	-0.6	-	-2.5	-1.4	-5.2	-0.6	1.6	2.2	-	2.0	2.8	2.6	1.6
Economy	6.7	6.7	6.8	11.7	-5.2	4.1	3.2	3.2	0.2	0.6	4.9	2.2	*
All Suites	12.1	15.5	1.4	3.1	-2.7	5.3	0.6	3.7	-4.0	-1.2	-2.6	2.8	-5.9

- No Change

TWELVE MONTH TREND REPORT - AS OF FEBRUARY 1987

	SALES PERCENT CHANGE				OCCUPANCY PERCENT		DOUBLE OCCUPANCY PERCENT		ROOM SALES PER OCCUPIED ROOM		TOTAL SALES PER OCCUPIED ROOM	
	TOTAL	ROOMS	F&B	OTHER	FEB	% CHG	FEB	% CHG	FEB	% CHG	FEB	% CHG
TOTAL	5.3	6.0	2.4	6.3	64.7	0.6	56.0	2.4	$ 62.93	3.8	$ 95.24	3.1
REGION4:												
Northeast	9.0	10.0	6.6	8.1	74.7	4.2	44.4	0.5	$ 91.30	5.9	$132.53	4.9
North Central	3.3	4.4	0.4	4.8	62.3	-1.3	42.6	0.9	50.50	5.1	78.01	3.9
South	2.0	2.6	0.3	3.1	61.1	0.2	68.9	4.2	58.75	2.2	89.81	1.6
West	8.9	9.2	4.2	11.7	67.8	0.4	51.5	1.0	61.25	3.0	93.49	2.8
REGION9:												
New England	6.0	7.2	3.2	11.6	72.4	3.3	43.1	1.2	$ 76.93	3.4	$126.69	2.3
Middle Atlantic	10.2	10.9	8.7	7.0	75.6	4.6	44.7	0.2	96.79	6.6	134.77	5.9
South Atlantic	7.5	8.7	4.9	7.8	67.6	4.2	86.2	4.0	63.24	3.6	98.03	2.5
East North Central	5.8	7.0	3.2	6.8	63.9	-1.1	38.4	1.1	52.51	7.3	81.95	6.2
East South Central	-3.0	-2.9	-2.8	-4.2	60.7	-5.6	48.7	-0.4	46.45	3.0	62.97	3.0
West North Central	-0.7	0.5	-4.6	2.4	60.1	-1.3	48.6	0.8	47.57	1.6	72.25	0.3
West South Central	-6.7	-6.5	-7.1	-7.1	53.2	-5.0	41.1	-1.0	53.20	-1.3	80.17	-1.5
Mountain	6.3	2.7	8.8	18.4	61.6	-0.8	45.0	1.6	46.92	0.6	79.95	4.1
Pacific	9.7	10.8	3.0	5.6	70.1	0.7	53.0	0.8	65.98	3.3	97.96	2.3
AFFILIATION:												
Chain	5.0	5.6	2.0	6.9	64.9	0.6	53.1	1.9	$ 61.50	3.4	$ 91.79	2.8
Independent	6.6	7.9	4.1	4.0	63.6	0.6	68.8	4.4	70.03	5.5	112.42	4.3
LOCATION:												
Center City	6.3	7.2	3.7	4.8	64.2	1.9	46.6	1.5	$ 76.91	4.4	$115.53	3.5
Suburban	0.2	2.0	-4.2	0.7	61.5	-2.7	45.5	3.9	54.13	2.5	79.69	0.8
Airport	4.8	5.0	-0.2	3.6	67.6	0.3	34.1	0.6	55.93	2.6	83.96	2.3
Highway	0.8	1.4	-1.9	4.0	63.8	-1.4	65.8	4.6	43.09	1.8	58.68	1.2
Resort	10.5	11.3	8.3	12.2	68.4	4.9	100.6	0.5	76.22	3.5	129.12	2.7
SIZE:												
Under 150 Rooms	2.3	2.5	-	3.1	63.5	-2.0	64.7	4.0	$ 43.15	3.2	$ 55.27	3.0
150 - 299 Rooms	1.9	2.8	-1.4	1.1	62.2	-1.1	51.6	3.2	54.20	2.7	80.43	1.8
300 - 600 Rooms	4.6	5.9	2.0	4.6	64.1	1.7	52.9	3.3	69.30	3.1	109.84	1.9
Over 600 Rooms	10.5	11.1	7.1	11.5	71.0	4.4	59.7	-0.2	86.77	3.3	137.04	2.7
TYPE:												
Hotel	6.7	7.6	3.7	7.8	66.1	2.5	51.2	0.4	$ 74.67	3.6	$119.71	2.7
Motor Hotel	-0.6	-	-2.5	-0.6	62.2	-2.7	60.8	4.5	47.36	2.2	64.85	1.6
Economy	6.7	6.7	6.8	4.1	63.6	-1.2	72.2	7.4	31.38	3.2	32.41	3.2
All Suites	12.1	15.5	1.4	5.3	67.8	4.6	80.9	8.6	73.72	3.7	98.71	0.6

- No Change

TWELVE MONTH FOOD AND BEVERAGE REPORT - AS OF FEBRUARY 1986

	F&B SALES PER OCCUPIED ROOM		AVERAGE RECEIPT PER COVER		FOOD COST PERCENT OF FOOD SALES		BEV COST PERCENT OF BEV SALES		F&B PAYROLL PERCENT OF F&B SALES		F&B PAYROLL PER COVER		NUMBER COVERS SERVED
	1987	1986	1987	1986	1987	1986	1987	1986	1987	1986	1987	1986	% CHG
TOTAL	$35.79	$35.46	$10.07	$ 9.69	0.32	0.33	0.22	0.22	46.2	46.5	$ 6.46	$ 6.32	-0.4
REGION4:													
Northeast	$38.35	$37.55	$12.36	$11.79	0.30	0.30	0.20	0.20	50.0	51.0	$ 8.80	$ 8.64	3.7
North Central	33.91	33.50	8.52	8.35	0.33	0.34	0.23	0.23	43.9	43.7	5.15	5.02	-1.0
South	33.36	33.43	9.72	9.39	0.33	0.33	0.22	0.23	44.2	44.3	6.06	5.96	-1.5
West	39.74	39.22	10.20	9.79	0.33	0.33	0.22	0.22	48.6	48.8	6.42	6.28	-0.8
REGION9:													
New England	$49.21	$49.70	$11.31	$10.86	0.32	0.32	0.22	0.22	46.0	45.7	$ 7.29	$ 6.95	-0.1
Middle Atlantic	34.17	32.86	13.05	12.44	0.29	0.29	0.20	0.19	52.2	54.1	9.79	9.80	6.4
South Atlantic	35.98	35.82	10.30	9.75	0.33	0.33	0.23	0.23	43.0	43.4	6.27	6.05	0.6
East North Central	34.24	33.01	8.43	8.24	0.34	0.34	0.23	0.24	43.2	43.0	5.12	4.98	1.5
East South Central	14.94	14.51	6.35	6.19	0.36	0.37	0.25	0.25	45.7	45.7	4.03	4.17	-0.5
West North Central	33.30	34.37	8.67	8.54	0.32	0.33	0.22	0.21	45.1	44.8	5.22	5.09	-5.5
West South Central	31.75	32.65	9.15	9.17	0.33	0.33	0.22	0.22	46.3	45.9	5.96	6.04	-5.0
Mountain	37.00	35.76	8.65	8.52	0.38	0.36	0.23	0.23	46.7	48.5	5.44	5.58	-4.5
Pacific	40.55	40.21	10.56	10.09	0.32	0.32	0.22	0.22	49.4	49.0	6.77	6.54	0.1
AFFILIATION:													
Chain	$32.47	$32.35	$ 9.69	$ 9.37	0.32	0.32	0.22	0.22	46.4	46.9	$ 6.30	$ 6.21	-0.3
Independent	55.34	53.85	11.74	11.06	0.34	0.34	0.23	0.23	45.4	44.9	7.32	6.85	-1.0
LOCATION:													
Center City	$37.45	$37.20	$11.33	$10.97	0.31	0.31	0.21	0.21	49.9	50.6	$ 7.96	$ 7.91	1.8
Suburban	30.17	30.35	8.36	8.22	0.34	0.35	0.23	0.23	44.5	44.3	5.11	5.07	-3.8
Airport	29.47	29.78	8.88	8.60	0.32	0.33	0.22	0.22	44.3	44.6	5.34	5.28	-1.6
Highway	27.07	27.41	8.10	7.89	0.35	0.35	0.24	0.23	44.0	43.4	4.88	4.67	-3.4
Resort	50.52	49.55	11.37	10.69	0.34	0.34	0.22	0.22	42.2	42.2	6.38	6.06	1.4
SIZE:													
Under 150 Rooms	$35.19	$34.50	$ 7.84	$ 7.49	0.36	0.37	0.25	0.25	42.0	42.2	$ 4.40	$ 4.30	-3.2
150 - 299 Rooms	29.37	29.26	8.29	8.05	0.35	0.35	0.23	0.23	45.6	45.7	5.26	5.14	-2.7
300 - 600 Rooms	37.41	37.24	10.55	10.21	0.32	0.32	0.23	0.22	46.8	47.0	6.73	6.62	0.1
Over 600 Rooms	41.61	41.51	12.36	11.87	0.31	0.30	0.20	0.20	46.9	47.5	8.23	8.10	2.8
TYPE:													
Hotel	$40.33	$40.06	$10.78	$10.34	0.32	0.32	0.22	0.22	47.0	47.4	$ 6.99	$ 6.82	0.3
Motor Hotel	23.65	23.64	7.61	7.43	0.35	0.35	0.23	0.23	42.8	42.4	4.60	4.52	-3.4
Economy	12.15	12.12	*	*	*	*	*	*	*	*	*	*	*
All Suites	43.82	45.66	10.64	10.84	0.33	0.35	0.25	0.26	45.7	47.7	7.12	7.62	5.9

* Insufficient Response